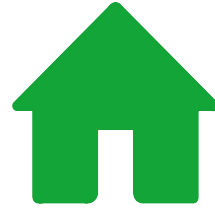


# OUTLET

## RESIDENTIAL



## Kingston House Estate

Portsmouth Road Surbiton KT6 5QG

- Available immediately
- Suitable for manufacturing or vehicle workshop
- Also has office space, reception/parts and staff accommodation.
- with Central London only 13 miles north east
- Great positioning just off A307 Portsmouth Road
- A Rare industrial/warehouse unit for let
- with currently 13 Work Bays
- Excellent Parking provisions with 29 spaces
- total space = 13,855 sq ft (1,287 sq m)
- Full repairing & insuring sublease for a term to be agreed (up to 3rd May 2043 if required)

£53,750

# Kingston House Estate

Portsmouth Road Surbiton KT6 5QG



Available Immediately.

The property is an industrial unit that is currently configured as a vehicle service centre, featuring 13 work bays along with ancillary office space, a reception/parts area, and staff facilities.

The main workshop is finished to a high standard, including a tiled floor, strip and box lighting, and heating via overhead strip heaters. Access to the workshop is provided through two separate up-and-over doors—one at the front and another at the rear, leading into the parts department. A section of the workshop has been partitioned to create a dedicated parts storage area and additional office space, all finished to a similar specification. Located at the northern end of the building is a small two-storey section that includes a canteen, an additional office, and WC facilities with a shower. Externally, the unit benefits from tarmac-surfaced areas and an allocation of 29 parking spaces, situated both at the front forecourt and to the rear within the on-site car park.

## Location

The property is situated on a well-established commercial estate on the A307 Portsmouth Road, approximately half a mile west of Surbiton and around 2 miles south of Kingston upon Thames. The A3 is easily accessible, located 2.5 miles to the southeast via the A243.

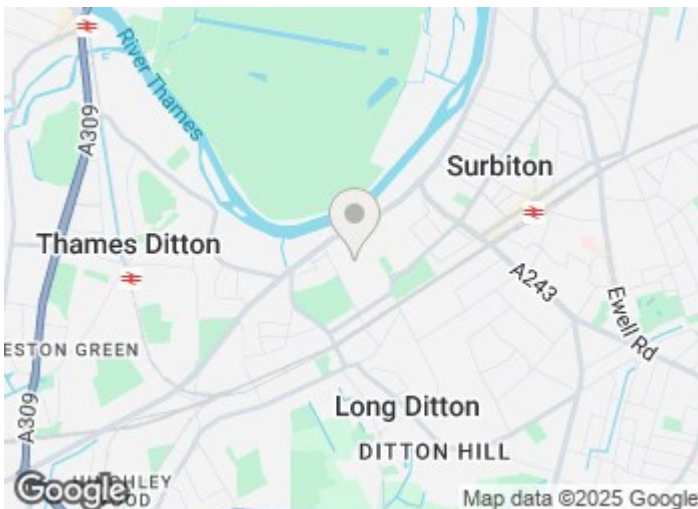
The estate is home to a number of prominent occupiers such as The Crowne Plaza Hotel, Brewers and Shurgard Self Storage and Berry BMW. Nearby, BYD and Volvo operate dealerships along Portsmouth Road.

The surrounding area comprises affluent suburban residential neighbourhoods. Surbiton mainline station is the closest rail link, offering fast and frequent services to London Waterloo, with journey times from just 18 minutes.

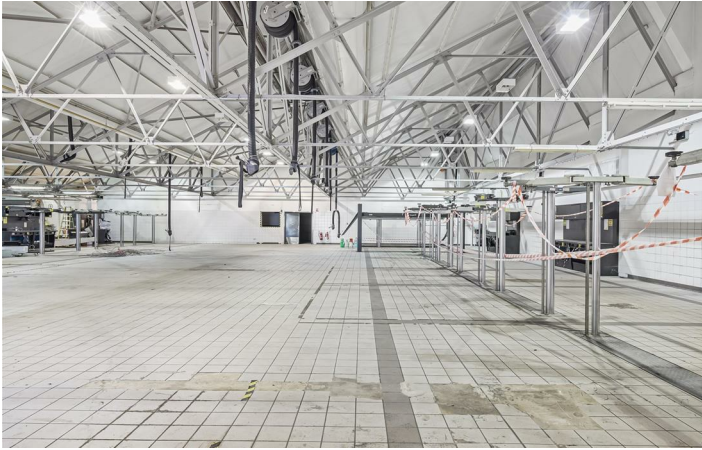
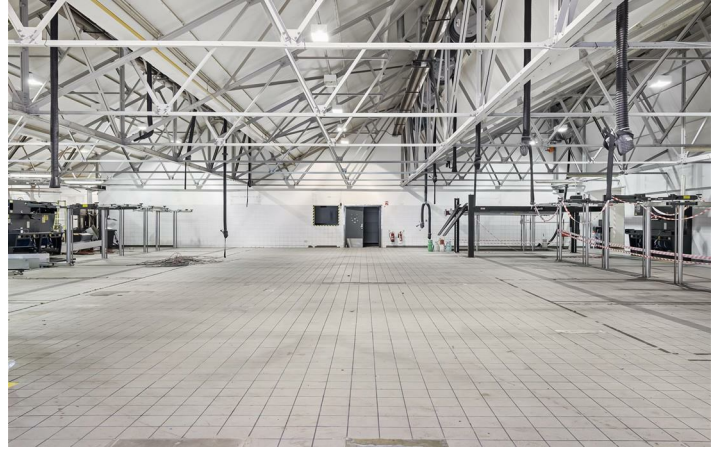
## Areas and size:

Workshop 777.5 m<sup>2</sup> / 8,370 ft<sup>2</sup>  
Parts 233 m<sup>2</sup> / 2,508 ft<sup>2</sup>  
Office/ancillary 199.5 m<sup>2</sup> / 2,148 ft<sup>2</sup>  
Canteen/office 77 m<sup>2</sup> / 829 ft<sup>2</sup>

Total 1,287 m<sup>2</sup> / 13,855 ft<sup>2</sup>



Directions

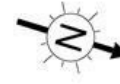


# Floor Plan



Kingston House Estate, KT6 1285.1 sq m / 13832 sq ft

GROSS INTERNAL AREA



 <p>GROSS INTERNAL AREA (GIA) The footprint of the property <b>1285.1 sq m / 13832 sq ft</b></p>	 <p>TOTAL STORAGE SPACE Storage and wardrobe total area <b>1.7 sq m / 18 sq ft</b></p>	 <p>EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. <b>0.0 sq m / 0.0 sq ft</b></p>	 <p>RESTRICTED HEAD HEIGHT Limited use area under 1.5m <b>0.0 sq m / 0.0 sq ft</b></p>
---	---	--	---

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
61			



48 Warwick Street Soho, London, W1B 5NL  
Tel: 020 7287 4244 Email: enquiries@outlet.co.uk <https://www.outletresidential.co.uk>